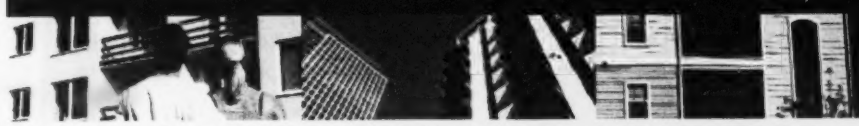
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The apartment vacancy rate rose to 3.7 per cent in Brantford and declined to 3.7 per cent in Hamilton. The average rents rose modestly by 1.1 per cent in Hamilton and 1.4 per cent in Brantford.
- Fewer people moving to home ownership in Hamilton combined with more residents moving to the area supported rental demand in 2010.
- A weaker economy in Brantford led to some residents moving elsewhere for work and fewer young people moving into rental accommodations.
- The vacancy rate will edge lower to 3.5 per cent in both Hamilton and Brantford in 2011.

Figure 1

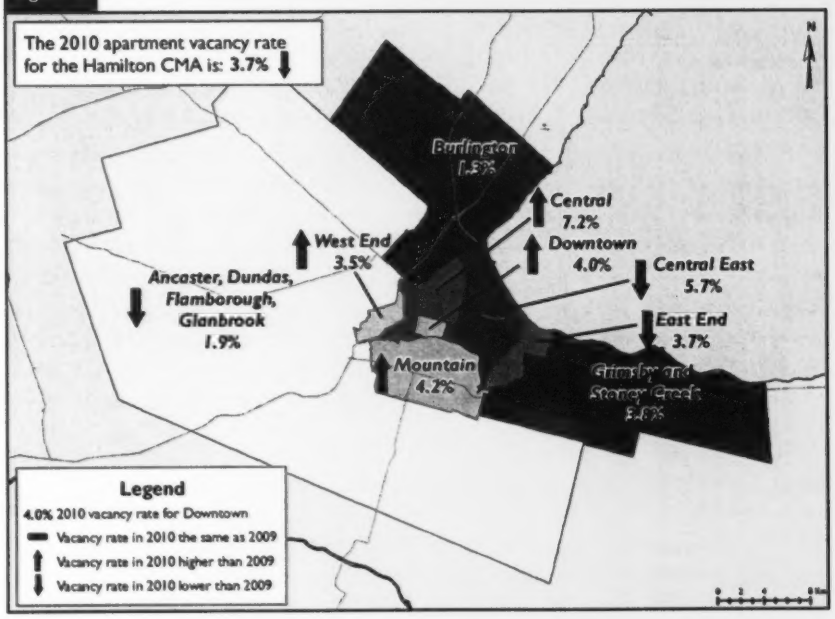


Table of Contents

1 Highlights

2 Demand for Rental Increased in Hamilton

2 Demand Factors

4 Supply Factors

4 Rental Market Outlook

5 National Overview

6 Survey Zone Maps

8 Survey Zone Descriptions

10 Rental Market Report Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

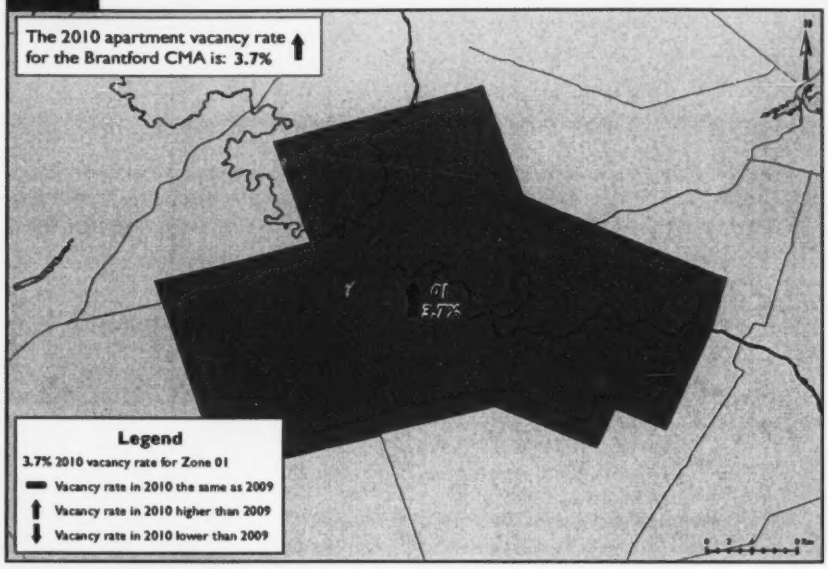
Canada

Housing market intelligence you can count on

CMHC SCHL

HOME TO CANADIANS

Figure 2


The 2010 apartment vacancy rate for the Brantford CMA is: 3.7%
Legend
3.7% 2010 vacancy rate for Zone 01
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

Demand for Rental Increased in Hamilton

The demand for rental housing in Hamilton increased this year, resulting in a lower vacancy rate of 3.7 per cent in 2010. The increase in demand for rental housing in Hamilton was motivated by several factors, including less movement by renters to home ownership, and new residents moving to the Hamilton area.

In Brantford, the opposite effect occurred with fewer occupied units resulting in a rising vacancy rate. The vacancy rate was also 3.7 per cent in Brantford. Some continued movement into home ownership through October 2010 led to fewer people staying in rental accommodations. Also, a weaker economy has resulted in some residents moving out of the Brantford area.

Demand Factors

Movement of renters to home ownership slowed

Less movement of renters into homeownership supported rental demand in Hamilton, putting downward pressure on the vacancy rate. The expectation of rising prices and mortgage rates prompted most first-time buyers to purchase their homes during the first half of this year. Also, buyers who required mortgage insurance pulled their purchases ahead of the change to the insurance rules in April. By mid-year, the pool of potential buyers was depleted and the movement to ownership slowed. Hamilton shared similar resale housing trends with most of Ontario's markets where the number of MLS® sales decreased notably during the second and third quarters of 2010.

In Brantford, while the resale market has also moved towards more balance in recent months, the slowdown in sales was less remarkable than in other markets. In October, MLS sales on a seasonally adjusted basis reached the highest level since April, suggesting that there continued to be some movement into home ownership by first-time buyers.

More migration to Hamilton supports rental demand

The demographic composition and population growth in a market can lead to changes in the vacancy rate. In Hamilton, the population aged 25 to 44 make up approximately 40 per cent of the renter population, with an equal split between those aged 25 to 34 and 35 to 44. Migration statistics show that, on balance, there were almost 1,300 new residents aged 25 to 44 who moved to Hamilton between 2008 and 2009. They accounted for a majority of the nearly 2,000 new residents due to migration in Hamilton between 2008 and 2009.

Figure 3

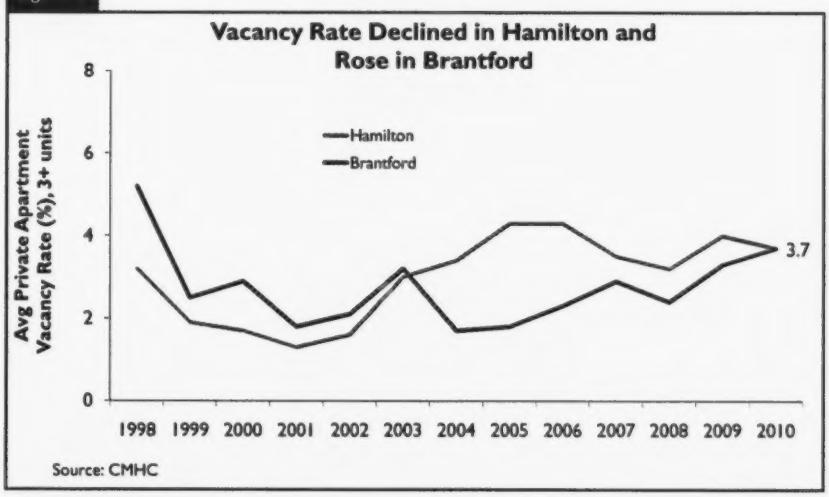
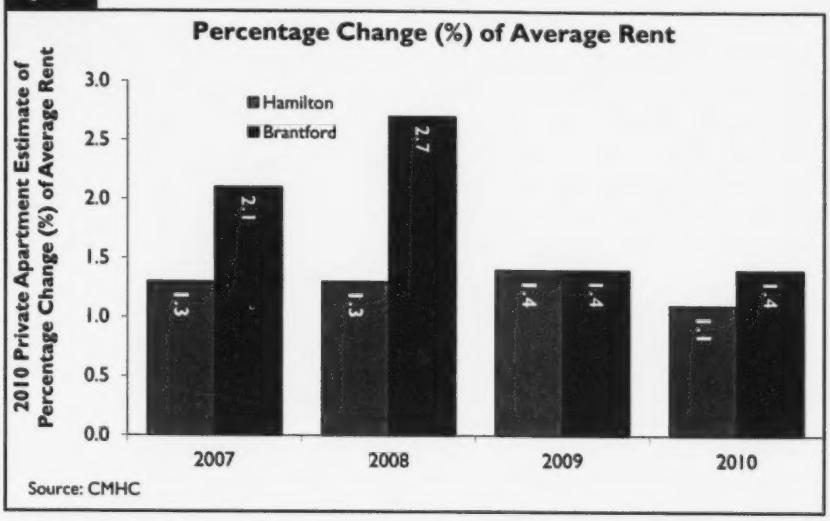


Figure 4



Increased migration tends to support rental demand, particularly when the migrants are in the prime renting age group.

In Brantford, while there were almost 300 new residents due to migration between 2008 and 2009, there was more movement out over the past two years by those aged 18 to 24.

Weak job prospects for young people

Another factor holding back some people from moving into rental is the youth employment rate. The employment rate for people aged 25 to 44 recently began rising for the first time after a steady decline over the past few years. While better job prospects enticed some into homeownership in 2009, others decided to maintain occupancy of their rental accommodation. Younger people, aged 15 to 24, who are or will be moving into the rental market in Hamilton have faced more difficulty securing employment. Weaker economic conditions this year have hampered job growth, and younger people typically are most affected because they usually have less experience than other workers. Similar trends have been identified in Brantford where part-time employment is rising, but full-time employment is declining. Much of this is attributed to the closing of plants in the manufacturing sector, which accounts for over one-fifth of all jobs in Brantford.

Modest increase in rents

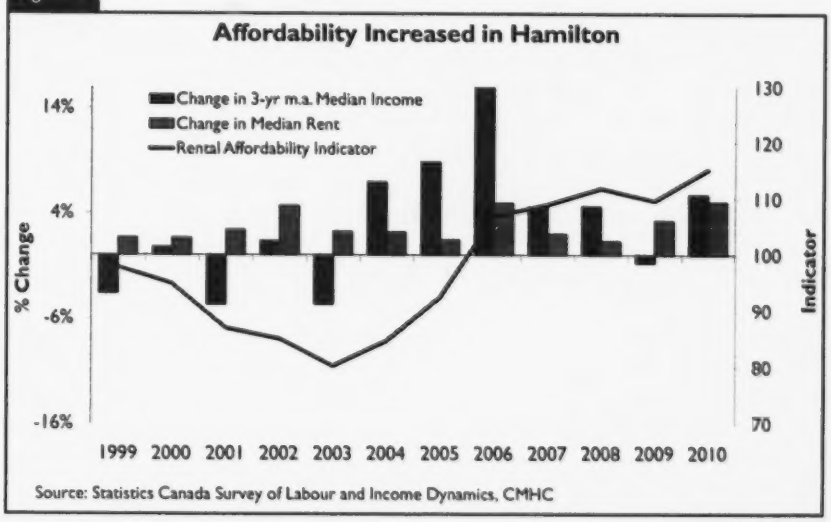
The measure for rent increases is strictly based on structures which were common to the survey sample for both the 2009 and 2010 surveys. This measure eliminates the impact of rent change due to a change in the mix of structures in the rental market, and focuses on the change due to a change in market conditions.

The average increase in rents for apartments in Hamilton and Brantford was 1.1 per cent and 1.4 per cent respectively. Both centres posted rent increases below provincial guideline amounts of 2.1 for 2010. Below-guideline increases this year indicate that there was some pressure to retain and attract tenants, given above average vacancy rates in both Hamilton and Brantford

Rental affordability improves in Hamilton

The rental affordability indicator is a gauge of how affordable a rental market is for those households renting within that market. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. In Hamilton, the indicator increased from 110 to 115 this year. The improvement in affordability can be partially attributed

Figure 5



to the only modest increase in rents paid for by tenants. The increase in incomes was more significant since the three-year moving average median income rose by 5.7 per cent. This combined effect resulted in improved affordability for renters, allowing renters to either stay in their rental units or move up into a bigger apartment.

The affordability indicator is not available for Brantford due to a lack of required data for that centre.

Supply Factors

Condo completions draw demand from the purpose-built rental market

The number of completed condominium apartments and townhouses has doubled this year in Hamilton, offering some competition to the purpose-built rental market. Renters looking for higher priced rental dwellings with more updated amenities will likely find more options in the condominium rental market than in the purpose-built rental market. In addition, some first-time buyers would have taken up occupancy of newly built condominium units, thereby putting upward pressure on vacancy rates. Total condominium apartment and townhouse completions between October 2009 and September 2010 (the period between last year's and this year's Rental Market Survey) were 1108 units – up from 550 last year. In Brantford, there were 38 new condominium completions.

There were no new purpose-built rental units added to the survey universe in Hamilton this year, and only a handful of new rental completions in Brantford. New rental units completed after 1990 are scarce and no units exist in the universe for apartments completed after 2000. This suggests that the rental stock is aging in Brantford given the persistently low vacancy rate of three-bedroom apartments over the past decade, and there may be a need for more stock in this category.

Townhouse vacancy rates decline in Hamilton but rise in Brantford

While the overall supply of townhouses in the rental market survey did not change this year in Hamilton, the number of vacant units declined. The vacancy rate for townhouse rentals moved lower from 3.8 per cent to 2.2 per cent, suggesting that there was stronger demand for townhouses this year. This was especially evident in the two-bedroom townhouse market, where the number of vacant units decreased despite increasing supply. There were only 12 two-bedroom townhouse units vacant at the time of the survey.

In Brantford, the vacancy rate for townhouse rentals increased to 5.5 per cent from 4.8 per cent last year. There was more supply in the market this year as evidenced by the larger universe of townhouse rentals. However, the movement into ownership was also a factor. Townhouse rents are among the highest in the market, and tenants in these dwellings would typically move into the ownership market next.

Fewer people moving out in Hamilton and vacancies filled in Brantford

Another important indicator for the rental market is the availability rate. The availability rate in Hamilton decreased this year to 6.8 per cent, indicating that fewer rental units were back on the market for rent as compared to a year ago. The availability rate has moved, for the most part, in parallel motion with the vacancy rate. In 2010, it did not move down quite as much as the vacancy rate, suggesting that landlords were slightly more successful in replacing tenants who had given notice than they had been the year before.

In Brantford, the gap between the availability rate and the vacancy rate widened. Both the availability rate and vacancy rate rose, but the increase in the number of vacant units was more restrained. Again, this suggests that landlords were able to find new tenants despite the higher number of available units coming back to the market.

Rental Market Outlook

Apartment vacancy rates for Hamilton will move lower in 2011 to 3.5 per cent, and the average two-bedroom apartment rent will rise by one per cent. The affordability level of the rental market will continue to attract people to move into rental apartments or remain in their current units. Also, a steadily improving economy – especially for those aged 25 to 44 – will continue attracting migrants to the Hamilton area domestically and internationally, some of whom will be looking to rent initially upon arrival.

In Brantford, the apartment vacancy rate will also move lower to 3.5 per cent, as higher home prices in the resale market will discourage renters from entering into home ownership. The average rent will rise by 1.5 per cent next year.

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantly renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535) and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019) and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

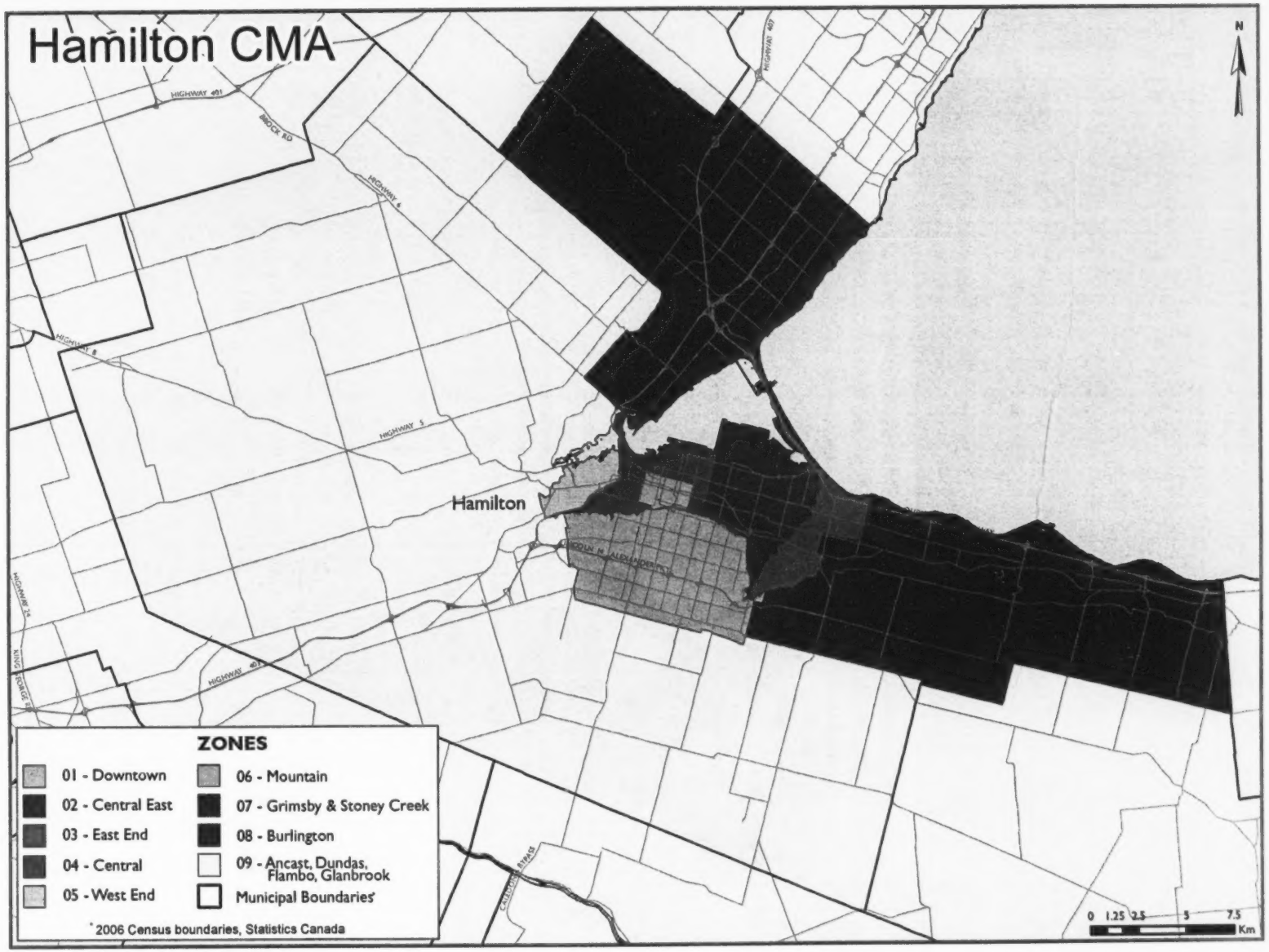
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent) and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

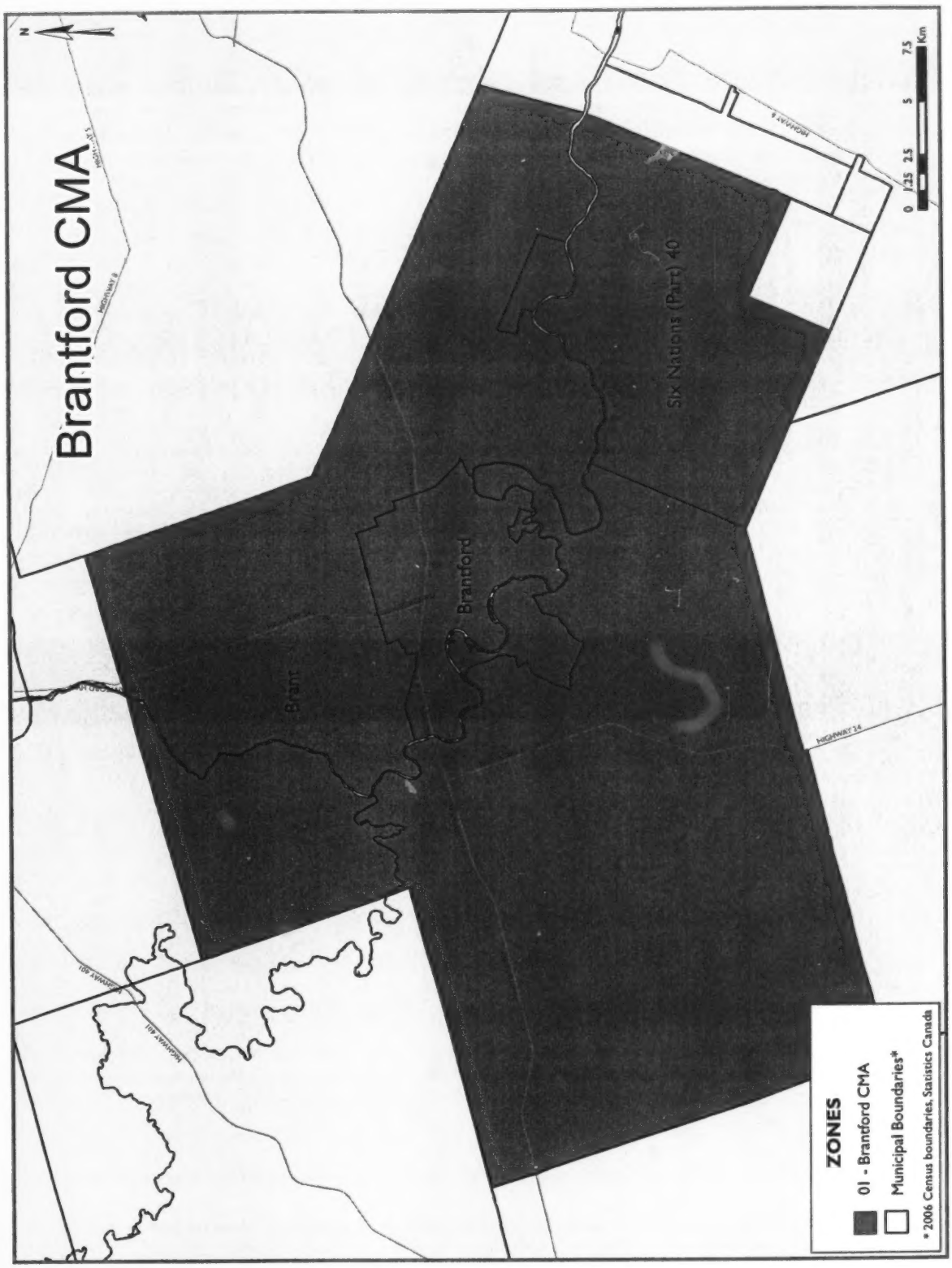
CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent) and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent) and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385) and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Hamilton CMA
HIGHWAY 401
BROCK RD
HIGHWAY 6
HIGHWAY 8
HIGHWAY 5
HIGHWAY 20
KING GEORGE RD
HIGHWAY 403
HIGHWAY 403
Hamilton
QUEEN ALEXANDRA ST
CARLISLE BYPASS
N
ZONES
01 - Downtown
02 - Central East
03 - East End
04 - Central
05 - West End
06 - Mountain
07 - Grimsby & Stoney Creek
08 - Burlington
09 - Ancast, Dundas, Flambo, Glanbrook
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km


Brantford CMA
N
Brant
Brantford
Six Nations (Part) 40
HIGHWAY 24
HIGHWAY 403
HIGHWAY 403
HIGHWAY 6
0 1.25 2.5 5 7.5 Km
ZONES
01 - Brantford CMA
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034-0039 and 0048-0050).
Zone 2	**Central East** (census tracts 0025, 0027-0032, 0052-0060, 0068-0071 and 0073).
Zone 3	**East End** (census tracts 0026.01-0026.06 and 0072.01-0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040-0042, 0047, 0051 and 0061-0067).
Zone 5	**West End** (census tracts 0043-0046).
Zone 6	**Mountain** (census tracts 0001.01-0001.02, 0001.04-0001.09, 0002.01-0002.04, 0003.01-0003.04, 0004.01-0004.02, 0005.01-0005.03, 0006-0016 and 0018-0024).
Zones 1-6	**Hamilton City**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03-0080.05, 0081-0083, 0084.01-0084.05, 0085.01-0085.03, 0086, 0300-0302 and 0303.01-0303.02).
Zone 8	**Burlington** (census tracts 0200-0204, 0205.01-0205.02, 0206, 0207.01-0207.04, 0208-0216, 0217.01-0217.02, 0218-0222, 0223.01-0223.02, 0223.05-0223.0, 0223.09-0223.12 and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100-0101, 0120.01-0120.02, 0121, 0122.01-0122.02, 0123-0124, 0130.02-0130.03, 0131-0133, 0140.02-0140.04, 0141, 0142.01-0142.02, and 0143-0144).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	5.1 b	8.2 b	3.5 a	3.5 a	4.4 b	4.0 a	1.4 a	3.8 c	3.9 a	4.0 a
Central East	**	**	5.0 c	7.1 b	8.5 c	3.7 b	4.9 d	**	7.2 c	5.7 b
East End	**	**	4.7 b	4.0 b	5.7 a	3.5 b	2.9 a	4.0 b	5.3 a	3.7 a
Central	9.9 c	5.3 c	6.1 b	7.2 b	6.4 c	8.5 c	4.6 b	3.2 d	6.4 b	7.2 b
West End	2.0 a	2.1 b	3.3 a	3.3 a	2.5 a	3.9 b	4.5 a	3.4 a	3.0 a	3.5 a
Mountain	6.9 c	3.8 c	3.1 a	4.0 b	3.3 a	3.7 b	4.3 b	10.4 d	3.4 a	4.2 b
Hamilton City (Zones 1-6)	7.4 b	7.1 b	3.9 a	4.4 a	4.9 a	4.1 a	3.9 a	5.3 b	4.5 a	4.5 a
Grimsby and Stoney Creek	2.9 a	5.9 b	3.4 a	3.5 a	3.2 a	3.8 a	2.6 a	5.2 b	3.2 a	3.8 a
Burlington	3.1 d	**	2.8 b	0.9 a	2.3 a	1.6 a	1.1 a	1.4 a	2.4 a	1.3 a
Ancast./Dundas/Flambor./Glanbrk.	**	3.3 a	3.1 c	3.0 a	1.8 c	1.2 a	**	**	2.4 b	1.9 a
Hamilton CMA	7.0 b	6.7 b	3.7 a	3.8 a	4.1 a	3.4 a	2.9 a	3.9 a	4.0 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	512 a	500 a	636 a	652 a	793 a	809 a	960 a	1,022 a	683 a	701 a
Central East	462 a	472 a	595 a	596 a	720 a	719 a	805 a	853 a	650 a	655 a
East End	527 b	512 b	662 a	664 a	722 a	738 a	856 a	877 a	716 a	721 a
Central	466 a	495 a	616 a	636 a	774 a	783 a	869 a	969 a	695 a	709 a
West End	534 c	528 b	674 a	694 a	793 a	811 a	939 a	1,018 a	722 a	766 a
Mountain	545 a	543 a	658 a	664 a	772 a	778 a	891 a	909 a	717 a	725 a
Hamilton City (Zones 1-6)	502 a	501 a	636 a	648 a	760 a	774 a	869 a	937 a	692 a	706 a
Grimsby and Stoney Creek	573 a	573 a	663 a	653 a	776 a	772 a	882 a	893 a	728 a	725 a
Burlington	719 b	849 b	879 a	929 a	980 a	1,047 a	1,250 a	1,291 a	972 a	1,031 a
Ancast./Dundas/Flambor./Glanbrk.	584 a	571 a	712 b	766 a	852 a	930 a	**	1,069 a	795 a	870 a
Hamilton CMA	517 a	529 a	679 a	705 a	831 a	862 a	1,022 a	1,095 a	764 a	794 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	64 b	786	199 a	5,713	141 a	3,509	6 c	147	409 a	10,154
Central East	**	160	117 b	1,645	56 b	1,518	**	164	198 b	3,487
East End	**	48	62 b	1,556	98 b	2,818	12 b	298	177 a	4,720
Central	12 c	233	92 b	1,266	95 c	1,118	8 d	244	207 b	2,861
West End	2 b	96	38 a	1,151	38 b	958	7 a	203	85 a	2,408
Mountain	9 c	236	122 b	3,034	133 b	3,609	39 d	371	302 b	7,250
Hamilton City (Zones 1-6)	111 b	1,558	631 a	14,365	560 a	13,529	76 b	1,428	1,378 a	30,880
Grimsby and Stoney Creek	4 b	68	19 a	543	27 a	726	4 b	78	54 a	1,414
Burlington	**	91	23 a	2,514	72 a	4,595	11 a	761	107 a	7,960
Ancast./Dundas/Flambor./Glanbrk.	1 a	31	18 a	613	10 a	878	**	56	29 a	1,578
Hamilton CMA	117 b	1,747	691 a	16,035	670 a	19,728	91 a	2,323	1,568 a	41,832

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	8.5 b	11.9 c	6.9 a	6.1 a	7.7 b	7.2 a	2.8 c	6.5 c	7.2 a	7.0 a
Central East	**	**	5.9 b	9.3 b	10.6 d	5.8 b	6.6 c	**	8.6 b	7.8 b
East End	**	**	7.5 b	7.4 b	7.9 a	6.3 b	5.1 b	9.3 b	7.7 a	7.0 b
Central	12.2 d	7.8 c	9.1 b	9.5 b	9.4 b	12.0 c	5.1 b	5.3 d	9.1 b	10.0 b
West End	6.1 b	9.4 b	6.3 a	7.0 a	5.7 a	9.1 a	7.4 a	6.9 a	6.1 a	7.9 a
Mountain	13.1 c	9.1 c	7.2 a	8.2 a	7.1 a	7.6 a	10.1 c	16.2 d	7.5 a	8.3 a
Hamilton City (Zones 1-6)	10.7 c	10.9 c	7.0 a	7.4 a	7.9 a	7.5 a	6.6 a	9.4 a	7.6 a	7.7 a
Grimsby and Stoney Creek	7.2 a	8.9 b	7.3 a	7.0 a	6.7 a	7.9 a	2.6 a	7.7 b	6.7 a	7.6 a
Burlington	4.0 d	**	5.6 b	3.6 b	5.4 b	3.4 b	2.4 b	3.5 b	5.2 b	3.5 a
Ancast./Dundas/Flambor./Glanbrk.	**	33.1 a	5.5 b	6.9 a	4.4 c	3.7 a	**	**	4.8 b	5.4 a
Hamilton CMA	10.1 a	10.8 a	6.8 a	6.9 a	7.1 a	6.4 a	5.1 a	7.2 a	7.0 a	6.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown Core	1.3 a	1.3 a	1.0 a	1.1 a	0.7 a	0.6 b	**	**	1.0 a	0.7 b
Central East	++	++	2.0 c	++	1.9 c	++	1.2 a	1.0 a	1.8 c	0.6 b
East End	++	++	0.5 b	1.0 a	++	++	++	++	1.5 a	++
Central	++	++	1.2 d	1.3 d	2.4 c	1.9 c	++	++	++	1.6 c
West End	++	++	1.5 c	3.3 d	0.7 a	2.8 b	**	1.3 d	++	3.2 d
Mountain	**	++	1.5 a	++	1.2 a	++	++	0.4 a	1.0 d	++
Hamilton City (Zones 1-6)	++	1.5 d	1.2 a	0.9 a	1.1 a	0.5 a	++	1.2 a	1.3 a	0.8 a
Grimsby and Stoney Creek	++	++	++	++	0.9 a	++	++	0.9 a	++	++
Burlington	1.4 a	**	2.3 a	3.0 c	1.4 a	2.6 b	2.6 b	**	2.1 a	2.2 b
Ancast./Dundas/Flambor./Glanbrk.	**	1.7 c	**	++	1.7 c	1.7 c	**	**	**	1.2 a
Hamilton CMA	++	2.0 c	1.4 a	1.3 a	1.1 a	1.0 a	1.2 a	1.6 c	1.4 a	1.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Hamilton CMA										
Pre 1960	8.8 c	8.0 c	5.4 b	5.0 b	5.0 b	4.5 b	4.9 d	**	5.6 a	5.1 a
1960 - 1974	5.7 a	5.9 b	3.4 a	3.6 a	4.0 a	3.4 a	2.8 a	4.8 a	3.7 a	3.7 a
1975 - 1989	3.5 d	5.1 d	2.6 a	2.9 a	3.3 c	2.1 a	2.8 b	1.3 a	2.9 a	2.4 a
1990 - 1999	n/s	**	**	**	**	**	n/u	**	**	5.2 d
2000+	**	**	**	**	**	1.0 a	**	0.0 a	2.4 c	3.1 d
Total	7.0 b	6.7 b	3.7 a	3.8 a	4.1 a	3.4 a	2.9 a	3.9 a	4.0 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Hamilton CMA										
Pre 1960	487 a	489 a	608 a	621 a	750 a	761 a	796 a	945 b	657 a	669 a
1960 - 1974	564 a	574 a	720 a	728 a	852 a	872 a	1,081 a	1,053 a	809 a	819 a
1975 - 1989	515 a	658 c	643 a	756 a	820 a	969 b	889 b	1,217 b	724 a	885 a
1990 - 1999	n/s	**	**	**	**	**	n/u	**	**	**
2000+	**	**	652 c	581 c	784 b	**	**	**	737 b	**
Total	517 a	529 a	679 a	705 a	831 a	862 a	1,022 a	1,095 a	764 a	794 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Hamilton CMA										
3 to 5 Units	**	**	5.4 d	**	3.8 d	5.1 d	0.6 a	**	5.0 c	6.1 c
6 to 19 Units	10.0 c	11.3 d	6.5 b	5.5 b	5.9 b	5.0 b	**	**	6.5 b	5.8 b
20 to 49 Units	5.5 a	6.1 b	3.8 a	4.4 b	3.9 a	4.2 a	3.0 c	**	3.9 a	4.4 a
50 to 99 Units	6.4 c	6.5 a	3.6 a	3.6 a	3.1 a	3.2 a	3.3 b	3.7 b	3.4 a	3.5 a
100 to 199 Units	4.3 a	5.6 c	2.6 a	2.7 a	3.8 b	2.7 a	3.0 a	3.0 b	3.3 b	2.8 a
200+ Units	5.6 b	4.3 c	2.8 a	3.0 b	4.6 a	3.1 b	2.3 a	4.1 a	3.7 a	3.2 b
Total	7.0 b	6.7 b	3.7 a	3.8 a	4.1 a	3.4 a	2.9 a	3.9 a	4.0 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Hamilton CMA										
3 to 5 Units	480 a	481 b	593 a	619 a	792 a	772 a	929 a	1,045 b	685 a	702 a
6 to 19 Units	486 a	493 a	604 a	601 a	753 a	773 a	854 b	980 b	665 a	676 a
20 to 49 Units	524 a	527 a	654 a	660 a	807 a	801 a	973 b	973 a	716 a	716 a
50 to 99 Units	535 b	536 b	703 a	710 a	827 a	833 a	907 a	924 a	764 a	774 a
100 to 199 Units	555 b	578 b	733 a	777 a	868 a	924 a	1,004 a	1,150 a	824 a	884 a
200+ Units	583 b	**	730 b	758 b	858 a	933 b	1,421 a	1,110 c	842 a	861 a
Total	517 a	529 a	679 a	705 a	831 a	862 a	1,022 a	1,095 a	764 a	794 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	**	**	9.9 c	8.4 c	4.0 a	5.6 a	4.9 b	4.6 a	2.0 a	1.9 a	2.5 a	3.1 a
Central East	**	**	8.2 c	7.4 b	3.2 a	3.4 c	3.6 a	0.4 a	**	8.2 a	n/s	n/s
East End	**	**	8.0 c	**	1.9 c	2.2 c	4.7 a	4.8 a	5.5 b	2.6 a	6.1 a	4.2 b
Central	5.1 d	**	5.8 b	6.2 c	8.2 a	8.8 b	5.6 c	5.0 a	7.0 a	8.0 a	n/u	n/u
West End	**	**	4.7 b	5.7 c	1.5 a	3.0 c	2.5 a	2.6 a	1.6 a	3.0 a	**	**
Mountain	0.0 d	**	2.2 b	4.8 d	4.6 b	4.8 d	2.6 b	4.3 b	3.9 a	3.9 a	**	**
Hamilton City (Cores 1-6)	6.0 c	**	7.2 b	7.0 b	4.1 a	4.9 a	3.9 a	4.0 a	3.9 b	3.5 a	4.1 a	3.5 b
Grimsby and Stoney Creek	0.0 a	0.0 c	0.4 a	0.5 a	2.6 a	3.1 a	4.1 a	4.9 a	**	**	n/u	n/u
Burlington	**	**	6.1 c	1.8 c	3.8 d	2.1 a	1.4 a	1.4 a	2.1 b	1.2 a	**	**
Ancast./Dundas/Flambor./Glanbrk.	0.0 d	20.4 d	1.6 a	1.1 a	2.5 b	2.1 b	2.8 b	1.6 a	n/s	**	n/s	**
Hamilton CMA	5.0 c	6.1 c	6.5 b	5.8 b	3.9 a	4.4 a	3.4 a	3.5 a	3.3 b	2.8 a	3.7 a	3.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Hamilton CMA										
LT $600	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$600 - $699	**	**	7.0 a	7.1 a	6.7 b	5.8 c	**	**	7.0 a	6.8 a
$700 - $799	**	**	2.4 b	2.6 b	9.6 a	8.6 b	**	0.0 d	7.2 a	6.5 b
$800 - $899	8.4 c	**	2.6 c	1.0 a	1.9 b	2.5 a	6.9 b	12.3 c	2.4 a	2.9 a
$900 - $999	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$1000+	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Total	7.0 b	6.7 b	3.7 a	3.8 a	4.1 a	3.4 a	2.9 a	3.9 a	4.0 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	10.7 a	3.7 a	6.6 b	3.4 a	8.3 a	3.5 a
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	0.0 c	**	2.9 b	2.6 c	2.2 b	2.6 c
Hamilton City (Zones 1-6)	**	**	**	**	5.1 b	**	4.4 b	2.9 a	5.0 a	3.0 b
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	2.0 c	0.2 b	3.0 b	**	2.7 b	**
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	n/s	**	**	2.0 a
Hamilton CMA	**	**	**	**	4.0 c	1.3 a	3.8 b	2.7 c	3.8 b	2.2 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	n/u	**	**	**	728 a	764 a	879 a	870 a	814 a	826 a
Central	n/u	n/u	**	**	**	**	n/s	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	859 a	**	943 a	965 a	918 a	942 a
Hamilton City (Zones 1-6)	n/u	**	**	**	782 a	793 b	915 a	926 a	865 a	882 a
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	823 d	1,076 a	1,163 a	1,108 b	1,153 a	1,092 a	1,154 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	n/s	**	**	1,022 a
Hamilton CMA	**	**	671 b	676 c	934 a	1,028 b	1,008 a	1,036 a	976 a	1,027 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	8 a	218	12 a	352	20 a	573
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	116	14 c	532	17 c	649
Hamilton City (Zones 1-6)	**	**	**	**	**	338	26 a	887	37 b	1,242
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	12	1 b	559	**	804	**	1,376
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	1 a	50
Hamilton CMA	**	**	**	36	12 a	920	50 c	1,836	63 c	2,805

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	11.1 a	6.0 a	6.6 b	4.0 a	8.5 a	4.7 a
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	1.9 c	**	4.9 c	**	4.2 c	5.8 d
Hamilton City (Zones 1-6)	**	**	**	**	7.7 b	**	5.6 b	5.5 b	6.3 b	5.4 c
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	3.3 c	1.3 a	4.9 c	5.1 d	4.4 b	3.5 d
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	n/s	**	**	4.0 a
Hamilton CMA	**	**	5.1 d	**	5.2 b	2.8 c	5.5 b	5.1 c	5.4 a	4.3 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown Core	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central East	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
East End	n/u	n/s	n/s	**	**	4.5 b	++	2.9 c	++	4.7 b
Central	n/u	n/u	**	**	**	**	n/s	n/s	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	1.3 a	**	++	++	++	++
Hamilton City (Zones 1-6)	n/u	n/s	**	**	1.3 a	3.4 d	++	2.8 c	++	3.5 d
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	1.8 b	2.8 c	++	2.9 b	++	3.3 c
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	n/s	n/s	**	**
Hamilton CMA	**	**	++	++	1.5 c	2.9 c	++	2.7 b	++	3.3 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	5.1 b	8.2 b	3.5 a	3.5 a	4.4 b	4.0 b	1.4 a	3.8 c	3.9 a	4.0 a
Central East	**	**	5.0 c	7.1 b	8.5 c	3.7 b	4.9 d	**	7.2 c	5.7 b
East End	**	**	4.7 b	4.0 b	6.1 a	3.5 b	4.8 b	3.7 a	5.6 a	3.7 a
Central	9.9 c	5.3 c	6.1 b	7.2 b	6.4 c	8.5 c	4.6 b	3.2 d	6.4 b	7.2 b
West End	2.0 a	2.1 b	3.3 a	3.3 a	2.5 a	3.9 b	4.5 a	3.4 a	3.0 a	3.5 a
Mountain	6.9 c	3.8 c	3.1 a	4.0 b	3.1 a	3.6 b	3.5 b	5.8 b	3.3 a	4.0 b
Hamilton City (Zones 1-6)	7.4 b	7.1 b	3.9 a	4.4 a	4.5 a	4.1 a	4.0 a	4.4 a	4.5 a	4.4 a
Grimsby and Stoney Creek	2.9 a	5.9 b	3.4 a	3.5 a	3.1 a	3.7 a	4.3 a	2.4 a	3.4 a	3.6 a
Burlington	3.0 c	**	2.9 b	0.9 a	2.3 a	1.4 a	2.2 b	2.2 c	2.4 a	1.4 a
Ancast./Dundas/Flambor./Glanbrk.	5.2 d	2.6 a	3.0 b	3.1 a	1.8 c	1.1 a	**	**	2.3 b	1.9 a
Hamilton CMA	6.9 b	6.7 b	3.7 a	3.8 a	4.1 a	3.9 a	3.3 a	3.4 b	4.0 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	512 a	500 a	636 a	652 a	793 a	809 a	960 a	1,022 a	683 a	701 a
Central East	462 a	472 a	595 a	596 a	720 a	719 a	805 a	853 a	650 a	655 a
East End	527 b	505 b	662 a	664 a	723 a	741 a	870 a	872 a	731 a	739 a
Central	466 a	495 a	616 a	635 a	774 a	782 a	869 a	973 a	694 a	709 a
West End	534 c	528 b	674 a	694 a	793 a	811 a	939 a	1,018 a	722 a	766 a
Mountain	545 a	543 a	658 a	664 a	780 a	782 a	933 a	953 a	744 a	752 a
Hamilton City (Zones 1-6)	502 a	501 a	636 a	647 a	761 a	774 a	890 a	932 a	701 a	715 a
Grimsby and Stoney Creek	573 a	573 a	663 a	653 a	777 a	772 a	921 a	924 a	755 a	754 a
Burlington	721 b	848 b	878 a	929 a	989 a	1,060 a	1,172 a	1,223 a	990 a	1,050 a
Ancast./Dundas/Flambor./Glanbrk.	568 a	559 a	710 b	764 a	850 a	935 a	**	1,104 a	790 a	874 a
Hamilton CMA	517 a	530 a	679 a	705 a	837 a	871 a	1,015 a	1,067 a	780 a	812 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	64 b	786	199 a	5,713	141 b	3,509	6 c	147	409 a	10,154
Central East	**	160	117 b	1,645	56 b	1,518	**	164	198 b	3,487
East End	**	49	62 b	1,559	106 b	3,035	24 a	650	197 a	5,293
Central	12 c	233	92 b	1,279	95 c	1,122	8 d	247	207 b	2,881
West End	2 b	96	38 a	1,151	38 b	958	7 a	203	85 a	2,408
Mountain	9 c	236	122 b	3,034	135 b	3,725	53 b	903	319 b	7,899
Hamilton City (Zones 1-6)	111 b	1,559	631 a	14,381	571 a	13,867	102 a	2,315	1,415 a	32,122
Grimsby and Stoney Creek	4 b	68	19 a	543	27 a	730	5 a	210	55 a	1,550
Burlington	**	93	23 a	2,525	73 a	5,154	34 c	1,564	131 a	9,337
Ancast./Dundas/Flambor./Glanbrk.	1 a	40	19 a	622	10 a	897	**	69	30 a	1,628
Hamilton CMA	117 b	1,759	692 a	18,071	682 a	20,648	141 b	4,159	1,631 a	44,637

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown Core	8.5 b	11.9 c	6.9 a	6.1 a	7.7 b	7.2 a	2.8 c	6.5 c	7.2 a	7.0 a
Central East	**	**	5.9 b	9.3 b	10.6 d	5.8 b	6.6 c	**	8.6 b	7.8 b
East End	**	**	7.5 b	7.4 b	8.2 a	6.3 b	5.9 b	6.4 a	7.7 a	6.7 b
Central	12.2 d	7.8 c	9.2 b	9.4 b	9.5 b	12.1 c	5.1 b	5.2 d	9.2 b	10.0 b
West End	6.1 b	9.4 b	6.3 a	7.0 a	5.7 a	9.1 a	7.4 a	6.9 a	6.1 a	7.9 a
Mountain	13.1 c	9.1 c	7.2 a	8.2 a	6.9 a	7.4 a	7.2 b	10.5 c	7.2 a	8.1 a
Hamilton City (Zones 1-6)	10.7 c	10.9 c	7.0 a	7.4 a	7.9 a	7.4 a	6.3 a	7.9 a	7.5 a	7.6 a
Grimsby and Stoney Creek	7.2 a	8.9 b	7.3 a	7.0 a	6.7 a	7.9 a	6.7 a	4.3 a	6.9 a	7.1 a
Burlington	3.9 d	**	5.6 b	3.6 b	5.2 b	3.2 b	3.8 b	4.3 c	5.1 a	3.5 a
Ancast./Dundas/Flambor./Glanbrk.	5.2 d	25.5 a	5.4 b	7.0 a	4.3 c	3.6 a	**	1.4 a	4.7 c	5.4 a
Hamilton CMA	10.0 a	10.7 a	6.8 a	6.9 a	7.0 a	6.2 a	5.3 a	6.3 a	6.9 a	6.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown Core	1.3 a	1.3 a	1.0 a	1.1 a	0.7 a	0.6 b	**	**	1.0 a	0.7 b
Central East	++	++	2.0 c	++	1.9 c	++	1.2 a	1.0 a	1.8 c	++
East End	++	++	0.5 b	0.9 a	++	++	++	0.8 d	1.4 a	++
Central	++	++	1.2 d	1.2 d	2.4 c	1.9 c	++	++	++	1.5 c
West End	++	++	1.5 c	3.3 d	0.7 a	2.8 b	**	1.3 d	++	3.2 d
Mountain	**	++	1.5 a	++	1.2 a	++	++	0.7 a	0.9 d	++
Hamilton City (Zones 1-6)	++	1.5 d	1.2 a	0.9 a	1.1 a	0.6 a	++	1.3 a	1.3 a	0.9 a
Grimsby and Stoney Creek	++	++	++	++	1.0 a	++	0.5 a	0.7 a	++	++
Burlington	1.5 a	**	2.3 b	3.0 c	1.4 a	2.6 a	1.6 c	**	1.5 b	2.4 a
Ancast./Dundas/Flambor./Glanbrk.	**	1.1 d	1.9 c	++	**	1.8 c	**	**	**	1.1 a
Hamilton CMA	++	2.0 c	1.5 a	1.3 a	1.2 a	1.1 a	0.9 a	1.7 c	1.2 a	1.2 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	**	**	3.7 c	4.3 b	3.5 b	4.0 b	1.9 a	1.8 c	3.3 b	3.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	566 a	592 a	685 a	695 a	754 a	778 a	825 a	839 a	735 a	753 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	**	148	62 b	1,446	99 b	2,491	10 c	544	172 b	4,620

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	**	**	4.2 b	6.1 b	4.2 b	6.3 b	1.8 c	3.5 d	3.9 b	5.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Brantford CMA	1.5 d	++	1.3 a	++	1.1 a	2.1 c	4.9 d	++	1.4 a	1.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA										
Pre 1960	**	**	3.4 d	**	3.8 d	3.7 d	1.3 a	**	3.4 d	4.1 d
1960 - 1974	**	**	3.7 c	7.2 c	4.3 c	5.4 c	0.6 b	**	3.8 b	5.4 c
1975 - 1989	**	**	3.9 c	1.5 a	2.6 b	2.7 b	1.4 a	1.2 a	2.9 a	2.1 b
1990 - 1999	n/u	n/u	**	**	**	**	**	n/s	**	**
2000+	n/u	n/u	**	n/s	n/u	n/u	n/u	n/u	**	n/s
Total	**	**	3.7 c	4.3 b	3.5 b	4.0 b	1.0 a	1.8 c	3.3 b	3.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA										
Pre 1960	533 a	**	584 a	593 a	692 a	710 a	810 a	**	662 a	681 a
1960 - 1974	518 b	583 b	647 a	668 a	718 a	735 a	820 b	806 b	704 a	717 a
1975 - 1989	649 a	638 a	739 a	743 a	810 a	835 a	837 a	879 a	785 a	805 a
1990 - 1999	n/u	n/u	**	**	**	**	**	n/s	718 b	**
2000+	n/u	n/u	**	n/s	n/u	n/u	n/u	n/u	**	n/s
Total	566 a	592 a	685 a	695 a	754 a	778 a	825 a	839 a	735 a	753 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA										
3 to 5 Units	**	**	**	**	2.4 c	4.0 d	0.0 c	**	2.1 c	3.6 d
6 to 19 Units	**	0.0 d	5.0 c	**	6.3 c	**	**	**	5.6 b	**
20 to 49 Units	**	**	2.7 c	8.2 c	4.8 d	4.4 c	**	**	3.8 d	5.3 b
50 to 99 Units	**	**	4.4 c	2.8 c	3.1 b	3.6 b	2.5 b	2.3 c	3.5 b	3.2 c
100+ Units	**	**	1.9 c	0.8 a	1.9 c	0.7 a	**	**	1.6 c	0.7 a
Total	**	**	3.7 c	4.3 b	3.5 b	4.0 b	1.0 a	1.8 c	3.3 b	3.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA										
3 to 5 Units	**	n/s	648 b	596 b	703 a	692 a	747 a	766 a	707 a	707 a
6 to 19 Units	539 a	540 a	600 a	606 a	697 a	723 a	789 b	**	661 a	663 a
20 to 49 Units	507 d	590 c	620 a	638 a	738 a	745 b	**	**	692 a	689 a
50 to 99 Units	550 b	554 b	713 a	733 a	788 a	839 a	882 a	898 a	768 a	809 a
100+ Units	**	**	768 a	755 a	825 a	859 a	**	**	801 a	807 a
Total	566 a	592 a	685 a	695 a	754 a	778 a	825 a	839 a	735 a	753 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	2.1 c	3.6 d	5.6 b	**	3.6 d	5.3 b	3.5 b	3.2 c	1.6 c	0.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA										
LT $600	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$600 - $699	**	**	2.2 b	6.3 c	4.4 d	**	**	**	3.4 c	5.7 c
$700 - $799	**	**	4.1 c	1.8 b	5.1 c	4.8 d	0.0 d	**	4.2 c	2.9 b
$800 - $899	n/s	n/s	**	**	2.0 b	2.8 b	**	3.6 d	2.3 a	2.8 b
$900 - $999	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
$1000+	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Total	**	**	3.7 c	4.3 b	3.5 b	4.0 b	1.0 a	1.8 c	3.3 b	3.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	n/u	n/u	n/u	n/u	4.8 c	**	4.8 c	4.7 b	4.8 b	5.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	n/u	n/u	n/u	n/u	873 a	945 a	990 a	999 a	956 a	986 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	n/u	n/u	n/u	n/u	**	192	23 b	501	38 b	693

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	n/u	n/u	n/u	n/u	5.4 c	**	7.1 b	7.5 b	6.7 b	8.3 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Brantford CMA	n/u	n/u	n/u	n/u	2.0 c	1.9 c	2.4 a	1.9 a	2.3 a	1.7 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	**	**	3.7 c	4.3 b	3.6 b	4.2 b	2.9 b	3.2 c	3.5 b	3.9 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	566 a	592 a	685 a	695 a	762 a	789 a	908 a	918 a	763 a	783 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	**	148	62 b	1,446	113 b	2,682	33 c	1,045	210 b	5,321

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Brantford CMA	**	**	4.2 b	6.1 b	4.3 b	6.6 b	4.5 b	5.4 b	4.3 b	6.1 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Brantford CMA	1.5 d	++	1.3 a	++	1.3 a	2.1 c	4.0 d	++	1.5 a	1.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

2010 CANADIAN HOUSING OBSERVER, *with a feature on Housing and the Economy*

National in scope, comprehensive in content and analytically insightful, the Canadian Housing Observer lays out a complete picture of housing trends and issues in Canada today. Access additional online data resources and **download your FREE copy today!**

64391_2010_A01